



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT

Planning Board Meeting of September 20, 2007

Case No./Petitioner: SDP-07-085/Mangione Enterprises of Turf Valley

Project Name: Turf Valley, Lorien (Mass Grading Plan)

Request: For Planning Board approval of the site development plan for mass grading of the Turf Valley, Lorien nursing home and assisted living facility site. The Turf Valley, Lorien nursing home and assisted living facility site development plan is currently under separate review (SDP-07-084).

The petitioner proposes excavation and grading of the Turf Valley, Lorien site in preparation for construction of the nursing home and assisted living facility. The plan submitted includes a grading plan and erosion and sediment control plan. In accordance with Section 126.H.1.a. of the Howard County Zoning Regulations and Provision 4 of the First Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan (FDP), Planning Board approval of the site development plan is required.

Location: The 6.07-acre Turf Valley, Lorien site is zoned PGCC and is located on Tax Map 16, Grid 17, Parcel 8, in the Third Election District of Howard County, Maryland. The site is located in development areas "I" and "S" as identified on the First Amendment to the Turf Valley Multi-Use Subdistrict FDP, development area "I" as identified on the Second Amendment to Turf Valley Multi-Use Subdistrict FDP (under review), and is recorded as Parcel Q of the Oakmont at Turf Valley subdivision (plats 18773-18775, F-02-082). The site is partially wooded, contains a dwelling to remain and ruins to be removed, and is traversed by a golf cart path. The site contains a 75-foot streambank buffer associated with the Little Patuxent River. No protected steep slopes, wetlands, or streams exist on site.

Vicinal Properties: The site is bounded on the south and west by Resort Road and Marriottsville Road, respectively. Resort Road (under construction), a major collector, and Marriottsville Road, an intermediate arterial, are Howard County highways. The site is bounded on the north by a wooded parcel owned by the State Roads Commission of Maryland, adjacent to the ramp from northbound Marriottsville Road to eastbound Interstate 70. Lands east of the site are contiguous holdings of the petitioner, consisting of Turf Valley Resort and Country Club. The Little Patuxent River and associated 100-year floodplain and wetlands are located east of and adjacent to the site.

General Comments:

- A. **Site Improvements:** The SDP proposes excavation, grading and soil stockpiling only. No structures are proposed other than those necessary for erosion and sediment control. Erosion and sediment control devices will be removed upon completion of the project.
- B. **Environmentally Sensitive Areas:** The SDP proposes a small impact (approx. 500 square feet) to the 75-foot streambank buffer associated with the Little Patuxent River. The impact consists of installation of a stabilized construction entrance, an erosion and sediment control measure, from Resort Road to the site. The impact is

justified since access to the site is limited to this point on Resort Road for traffic safety reasons. Access from Marriottsville Road is restricted.

- C. **Stormwater Management:** The SDP proposes no stormwater management since impervious surfaces are not being created.
- D. **Erosion and Sediment Control:** The SDP proposes standard erosion and sediment control measures required as the result of review by the Howard Soil Conservation District.
- E. **Landscaping:** The SDP proposes no landscaping since future site disturbance is anticipated as a result of the construction of the nursing home and assisted living facility. A landscape plan will be required as part of the approved SDP for future construction.
- F. **Forest Conservation:** The SDP includes no Forest Conservation Plan since the project is exempt from forest conservation requirements. The project is exempt since it is part of a planned unit development which has preliminary plan approval and 50% or more of the land is recorded and substantially developed before December 31, 1992.
- G. **Coverage, Height, Setback and Parking Requirements:** Since the SDP proposes no permanent structures, the coverage, height, setback and parking requirements are not applicable.

Planning Board Criteria:

- A. **The plan is consistent with the Howard County General Plan.**
The Turf Valley, Lorien SDP for mass grading meets parameters set forth by the First Amendment to the Turf Valley Multi-Use Subdistrict Final Development Plan (FDP). The FDP contains drawings outlining Turf Valley development areas and includes criteria covering development requirements included in the Howard County Zoning Regulations. Since the Zoning Regulations have been established based on the Howard County General Plan and the SDP complies with applicable regulations, the SDP is consistent with the General Plan.
- B. **The plan results in an appropriate arrangement of land uses within the district:**
The SDP under consideration is incidental to the development of the Turf Valley, Lorien nursing home and assisted living facility (SDP-07-084). The Turf Valley, Lorien nursing home and assisted living facility is a use permitted as a matter of right in the PGCC Multi-Use Subdistrict.

Additionally, the project is located on development areas "I" and "S" as depicted on the First Amendment to the Turf Valley Multi-Use Subdistrict FDP. Projected land uses of areas "I" and "S" are "all permitted uses" and "golf and/or open space". The land use proposed by the SDP is consistent with the land use arrangement as defined by the FDP.

- C. **The relationship between the location of proposed dwelling units, required open space, landscape design requirements, setback requirements and**

existing dwelling units on adjoining properties is such that the existing dwelling units will be buffered from the proposed development: The SDP under consideration proposes no dwelling units or construction which warrants observation of landscaping or setback requirements. The nursing home and assisted living facility SDP under review will include a plan addressing landscape design and setback requirements. The Turf Valley Fourth Amended Comprehensive Sketch Plan, based on the Zoning Regulations, has established open space requirements for the PGCC District. The FDP contains drawings including golf course and/or open space areas which meet or exceed requirements established by the Zoning Regulations and Comprehensive Sketch Plan.

- D. **The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance:** Traffic generated by the project will be temporary in nature since it will be limited to construction vehicles and equipment needed for project completion. The project will be served by the portion of Resort Road currently under construction and existing highway infrastructure.
- E. **Necessary water and sewer facilities are available to serve the proposed development:** The proposal includes no development requiring water and sewer facilities.

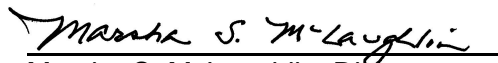
SRC Action:

The Subdivision Review Committee (SRC), by letter dated July 18, 2007, notified the petitioner that SDP-07-085 may be approved subject to Planning Board approval.

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends **approval** of the site development plan, subject to the applicant's compliance with SRC comments.



Marsha S. McLaughlin, Director
Department of Planning and Zoning

09/06/07

Date

